

Marcus & Millichap

KAPLAN RETAIL GROUP

SINGLE TENANT NET-LEASED PROPERTIES / SHOPPING CENTERS / SALE-LEASEBACKS / BUILD-TO-SUITS



INVESTMENT OVERVIEW

STARBUCKS/MATTRESS FIRM/VISIONWORKS
1630 N STATE ROUTE 50, BOURBONNAIS, IL 60914

PRICE: \$4,510,000 YEAR BUILT: 2016

CAP RATE: 6.6% LOT SIZE: 1.58 ACRES

PROPERTY HIGHLIGHTS

- 100% Occupied Starbucks-Anchored 3-Tenant Corporate Credit Center
- Signalized Hard Corner
- Outparcel to Northfield Square Mall & Across the Street from Target
- Kankakee Community College & Olivet Nazarene University (Total 8k Students)
- Directly off Interstate 57 & State Route 50 with a Combined ~60,000 Daily Vehicles
- Strong Average Household Incomes \$74,000
- Home of Chicago Bears Training Camp



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